176.0	0009	0023.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 657,800 / 657,800
					USE VALUE: 657,800 / 657,800
					ASSESSED: 657,800 / 657,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		WILLIAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SUGRUE TERESA ETAL/ TRUSTEES
Owner 2:	WILLIAMS STREET REALTY TRUST
Owner 3:	
Street 1:	7 PINE RIDGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ZARBA JOSEPH A & TERESA A -
Owner 2:	-
Street 1:	7 PINE RIDGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 2,310 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1910, having primarily Wood Shingle Exterior and 1252 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	2310.000	315,300		342,500	657,800
Total Card	0.053	315,300		342,500	657,800
Total Parcel	0.053	315,300		342,500	657,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 525.40 | /Parcel: 525.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 119080

GIS Ref

GIS Ref

Insp Date 09/08/18

PREVIOUS ASSESSMENT

Parcel ID 176.0-0009-0023.0

!13833!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	315,400	0	2,310.	342,500	657,900	657,900	Year End Roll	12/18/2019
2019	104	FV	281,800	0	2,310.	337,600	619,400	619,400	Year End Roll	1/3/2019
2018	104	FV	281,800	0	2,310.	259,300	541,100	541,100	Year End Roll	12/20/2017
2017	104	FV	265,100	0	2,310.	244,600	509,700	509,700	Year End Roll	1/3/2017
2016	104	FV	265,100	0	2,310.	225,100	490,200	490,200	Year End	1/4/2016
2015	104	FV	223,200	0	2,310.	210,400	433,600	433,600	Year End Roll	12/11/2014
2014	104	FV	223,200	0	2,310.	193,800	417,000	417,000	Year End Roll	12/16/2013
2013	104	FV	231,600	0	2,310.	193,800	425,400	425,400		12/13/2012

PRINT

Date	Time
12/11/20	03:43:56

LAST REV

Date	Time
10/02/18	15:40:11
mmcmakin	

PAT ACCT. 13833

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZARBA JOSEPH A	70470-280		1/3/2018	Convenience	100	No	No		
SUGRUE TERESA T	68850-387		2/1/2017	Convenience	1	No	No		
ZARBA JOSEPH A/	54840-440		6/17/2010	Convenience	100	No	No		
SUGRUE TERESA/T	49883-101		8/1/2007	Family	1	No	No		
ZARBA JOSEPH	30169-522		5/14/1999	Convenience	1	No	No		
ZARBA JOSEPH A/	25297-481		4/21/1995		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/24/2010	220	Re-Roof	3,500					

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	MEAS&NOTICE	HS	Hanne S
12/18/2008	Measured	372	PATRIOT
1/6/2000	Mailer Sent		
12/22/1999	Measured	276	PATRIOT
3/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	119080
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		2310		Sq. Ft.	Site		0	70.	2.12	6									342,510						342,500	

Total AC/HA: 0.05303 | Total SF/SM: 2310 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 342,510 | Spl Credit | Total: 342,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	213.819
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	428464
Depreciation:	113114
Depreciated Total:	315349

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	2	HB	

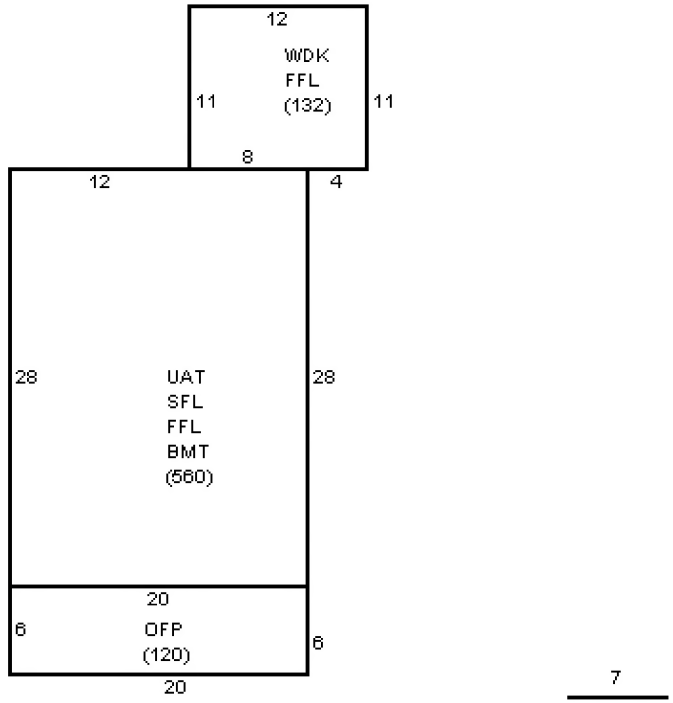
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	3	1	M
Totals			
2	6	2	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	692	213.820	147,962
BMT	Basement	560	64.150	35,922
SFL	Second Floor	560	213.820	119,738
UAT	Upper Attic	140	85.530	11,974
WDK	Deck	132	13.440	1,774
OFP	Open Porch	120	29.940	3,593

Net Sketched Area:	2,204			Total:	320,963
Size Ad	1252	Gross Are	2624	FinArea	1252

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	213.82
Special Features:	0	Val/Su Net:	143.06
Final Total:	315300	Val/Su SzAd	251.84

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0009-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	